Recommendation Report for Planning Permission

REF NO: K/23/24/PL

LOCATION: Seaways
50 Coastal Road
Kingston
BN16 1SN

PROPOSAL: Demolition and erection of 1 No. self build dwelling to include a swimming pool. This application is in CIL Zone 4 and is CIL Liable as a new dwelling.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	This application seeks to replace an existing 2 storey detached dwelling with a 3 storey detached dwelling together with an outdoor swimming pool and other associated works.
SITE AREA	1026sqm.
RESIDENTIAL DEVELOPMENT DENSITY	10 dwellings per hectare.
TOPOGRAPHY	Predominantly flat.
BOUNDARY TREATMENT	Mature and prominent hedging to the forward (southern) boundary, boundary hedging and planting to the west elevation, boundary wall and fence to the north elevation and set back along the eastern boundary.
SITE CHARACTERISTICS	The site is a large residential plot with substantial forward and rear amenity spaces. The rear garden is completely hardstanding and the forward garden is partially lawned and features boundary planting and an 'in-and-out' driveway. The main building is a detached two-storey dwelling of brown brickwork with white cladding, clay tiles, and uPVC openings.
CHARACTER OF LOCALITY	The site is located within a residential area characterised by generous plots and sizeable detached dwellings. Dwellings within the vicinity demonstrate varying character, most maintaining a traditional design, but there is a clear emergence of contemporary and art-deco designs, including one directly opposite the host site. Most units are of two-storeys with relatively tall ridgelines, but there are examples of larger 3 and 2.5-storey units.

REPRESENTATIONS

Kingston Parish Council - No Objection:
- No objection providing the case officer is satisfied there will be no undue overlooking of neighbouring properties that affects their privacy.

4 No. Objections from nearby occupiers:

- Hard to assess overshadowing impacts.
- Concerns of overbearing and overshadowing due to scale.
- Concerns of overlooking due to forward first and second floor terraces.
- Concerns proposal is out of keeping.
- Concerns second floor is out of scale with other developments.
- Concerns of precedence.
- Concerns of eroding visual separation between neighbour dwellings.
- Concerns of Air Source Heat Pump noise generation.

COMMENTS ON REPRESENTATIONS RECEIVED:

All relevant matters are discussed within the conclusions section below. It is worth noting that setting a precedence cannot be considered when determining planning applications.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

Engineers (Coastal Protection) - No response.

Environmental Health - No Objection:
- Conditions pertaining to Noise Control Measures, Construction Management Plan, Lighting, Noise Management Plan, and Unexpected Contamination requested.
- Informatives regarding Statutory Nuisance and Acoustic Design advised.

WSCC Highways - Advice:
- The proposal would not have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 115), and that there are no transport grounds to resist the proposal.
- Conditions securing car and cycle parking advised.

Ecology:
- The BNG metric shows an increase in habitat and hedgerow units above the minimum 10% required.
- The BNG statement is fine and sets out the baseline habitats and proposed gain. The biodiversity gain plan is acceptable.
- A draft Habitat Management and Monitoring Plan (HMMP) document is required.
- The EIA and bat emergence reports are fine. No further surveys are required.
- Conditions pertaining to securing Biodiversity Net Gain and ecological enhancements requested.

COMMENTS ON CONSULTATION RESPONSES:

Noted. Following discussion with the Ecologist, a HMMP document is not required.

POLICY CONTEXT

Designation applicable to site:
Built-Up Area Boundary.
Flood Zone 1.

DEVELOPMENT PLAN POLICIES

Arun Local Plan 2011 - 2031:

SDSP2	SD SP2 Built-up Area Boundary
DSP1	D SP1 Design
DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)
ECCSP2	ECC SP2 Energy and climate change mitigation
ENVDM5	ENV DM5 Development and biodiversity
QESP1	QE SP1 Quality of the Environment
TSP1	T SP1 Transport and Development
WDM3	W DM3 Sustainable Urban Drainage Systems

Kingston Neigbourhood Plan 2014 Policy KPNP1	The Presumption in Favour of Sustainable Development
Kingston Neigbourhood Plan 2014 Policy KPNP2	BUILT-UP AREA BOUNDARY
Kingston Neigbourhood Plan 2014 Policy KPNP7	DESIGN & DEVELOPMENT

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD11	Arun Parking Standards 2020
SPD13	Arun District Design Guide (SPD) January 2021

POLICY COMMENTARY

The Development Plan consists of the Arun Local Plan 2011 - 2031, West Sussex County Council's Waste and Minerals Plans, The South Inshore & South Offshore Marine Plan and Made Neighbourhood Development Plans. The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

All relevant policies from the Kingston Neighbourhood Development Plan have been considered.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal complies with relevant Development Plan policies in that it would not result in any unacceptable harm to the visual amenity of the wider locality or result in significantly adverse impacts on neighbouring residential amenity.

Paragraph 11c of the NPPF (2023) says that development proposals that accord with an up-to-date development plan should be approved without delay.

Section 70(2) of the Town and Country Planning Act 1990 (as amended) provides that

(2) in dealing with an application for planning permission the authority shall have regard to -
(a) the provisions of the development plan, so far as material to the application,
(aza) a post examination draft neighbourhood development plan, so far as material to the application,
(b) any local finance considerations, so far as material to the application, and
(c) any other material considerations.

OTHER MATERIAL CONSIDERATIONS

The proposed one for one replacement would have a neutral impact on the District's overall housing supply. There are no other material considerations to be weighed in the balance with the Development Plan.

BIODIVERSITY NET GAIN

This application is liable for Biodiversity Net Gain (BNG) and the following is a summary of the key points:
- On-site non significant gains proposed.
- >85% Biodiversity Net Gain in habitat units proposed.
- >45& Biodiversity Net Gain in hedge units proposed.
- Main Biodiversity Net Gain features include green roofs, native hedgerow replacements, and retention and enhancement of existing vegetated garden.
- Other Ecological Enhancements include the use of flowering plants, soft landscaping, perimeter coastal planting, seed and fruit bearing trees, 1 No. bird box and 1 No. bat box.

CONCLUSIONS

PRINCIPLE
The site is in the Built-Up Area Boundary in which the principle of residential redevelopment is acceptable. Policies SD SP2 of the ALP and KPNP 2 of the Neighbourhood Development Plan (KNP) seek to focus development within the Built-Up Area Boundary, subject to consideration of other relevant Development Plan policies.

The key Development Plan policies relevant to this proposal are D SP1 (Design), D DM1 (Aspects of Form and Design Quality), D DM2 (Internal Space Standards), T SP1 (Transport and Development), ECC SP2 (Energy and Climate Change mitigation), W DM3 (Sustainable Urban Drainage Systems), QE SP1 (Quality of the environment), and ENV DM5 (Development and Biodiversity) of the Arun Local Plan (ALP), and policies KPNP 1 and KPNP 7 of the Kingston Neighbourhood Development Plan (KNP).

The relevant policies of the Marine Plan generally require that impacts on the marine environment are (in order of preference) avoided, minimised or mitigated. In particular, the relevant Marine Plan policies to this location seek to ensure public access, minimise greenhouse gas emissions, ensure that development adapt to impacts arising from climate change, ensure uses coexist with each other, protect wildlife species and reduce litter in the marine environment. The analysis in the rest of this report demonstrates there is no conflict with these policies.

Additionally, the Arun Parking Standards and the Arun Design Guide are of relevance to this proposal.

DESIGN AND VISUAL AMENITY
Policies D SP1 & D DM1 of the ALP require proposals to make efficient use of land but reflect the characteristics of the site and local area in their layout, landscaping, density, mix, scale, massing,

character, materials, finish and architectural details. The above characteristics are also reflected by policy KPNP 7 of the KNP.

On the basis that the proposal is for a replacement dwelling, it is not expected to be subservient, integrated, or sympathetic to the host dwelling, nor is it required to mimic the character of the locality, but it should be required to relate to the locality in terms of scale, form, massing and character. The dwelling is detached and of three storeys. The majority of dwellings within the area remain at two-storeys and retain traditional architectural design features, but the proposal's modernistic design and character is in keeping with the emerging modern and geometric character that can be seen throughout a number of dwellings in the area. Overall, the character of dwellings within the area is varied, with their commonalities mostly being confined to being detached, low density, large dwellings with substantial forward and rear amenity spaces.

It is acknowledged that many dwellings within the area remain of two storeys, but there are clear examples of three-storey units and larger 2.5 storey units around. Although the proposal would involve an uplift in bulk and scale, the dwelling would retain a ridge height that is not significantly greater than that of its neighbour to the west (approx. 0.4m), and ridge heights in the area are varied, with some being taller and others remaining lower. Such variation, in modest degrees, can add interest to the street scene as set out in Section J.02 of the Arun Design Guide. This is, of course, provided the development remains integrated with surrounding development. The unit would retain sufficient separation distances to its side boundaries and immediate neighbours, to not result in its additional height compromising the visual gap between properties, or to significantly detract from the roof line of neighbouring properties and street scene, particularly given the existing variance of height and form of neighbouring roofs. The high quantity of glazing, the retreat of the proposed second floor from the forward elevation, and the approx. 20m set back from the street also contributes to mitigating the impact of its scale on the street scene.

There is to be a single storey rear extension projecting into the rear garden approx. 2.3m from the eastern site boundary. It is to feature a flat roof at approx. 3.2m in height, and extend to approx. 1.8m from the rear site boundary. The extension is large but modest in height and separation from boundaries and comparable to similar extensions found at the 2 No. neighbour dwellings to the west. Notwithstanding, the extension would not be visible within the street scene and would have minimal views from the greenspace to the north.

Materials proposed include natural stone walling to ground floor, vertical narrow timber boarding to first-floor, and fair-faced concrete walling to second floor, with some substantial amounts of glazing to the front and rear elevations. The materials split across the floors adds visual interest to the elevations and there is a variety of materials found throughout the locality. This, alongside the vast amounts of glazing and retreats of forward elevations at ground and second-floor works to mitigate the bulk and scale of the unit as it is read from the street scene.

Overall, whilst the proposed dwelling is of a modern design that is not alien to the wider locality, and its uplift in scale, is mitigated sufficiently that it would not unduly compromise the character of the wider area or the general pattern of development. It is accepted that 3-storey dwellings are not prevalent within the more immediate locality along the northern side of Coastal Road, but this in itself, is not a reason for refusal as the dwelling would not unduly compromise the character of the wider locality.

The proposal is compliant with Policies D SP1 & D DM1 of the ALP, and KPNP 7 of the KNP.

NEIGHBOURING RESIDENTIAL AMENITY

Policy D DM1 requires that there be minimal impact to neighbours in terms of loss of privacy or outlook, or unacceptable disturbance. This is reflected and expanded upon by Policy KPNP 7 of the KNP which requires a minimal impact on users and occupiers of nearby property and land and that proposals do not

cause a loss of sunlight, overshadowing, overlooking, loss of privacy, anti-social noise/disturbance or have an overbearing presence.

There are a small number of openings (windows/doors) to the ground floor side elevations of both immediate neighbours, some high-level, some not, that would be impacted by this proposal. There is 1 No. higher level window to the first-floor side elevation of No. 48 Coastal Road. At ground floor level, these openings do not provide significant outlook, being met by boundary treatment with cresting views of the existing two storey dwelling above. They will provide some natural daylight access, and already be subject to some typical overbearing impact by nature of being at low level and to the side elevations of parallel plots. The dwelling will result in a significant increase of scale and bulk over that of the existing dwelling and thus, have some overbearing and overshadowing impacts as expected. However, the proposed dwelling would retain an approx. 2.7m and approx. 3m separation from the eastern and western shared side boundaries respectively. Neighbouring properties are then a further approx. 2.2m and 1.6m further from the proposed dwelling, resulting in approx. 4.9m and 4.6m separation distances from the immediate neighbour dwellings. There would remain ample separation distances between dwellings to sufficiently mitigate overbearing and overshadowing impacts of the immediate neighbour dwellings to a degree to which they are not significantly adverse or unacceptable. Notwithstanding, from review of remote imaging, historic plans of neighbouring properties, and photos taken on site, these side openings are also understood to be secondary windows to spaces served by unobstructed and typically larger openings. It is acknowledged that the addition of a second floor and notable increase in forward depth of the dwelling, particularly on the eastern side, would result in some overbearing and overshadowing impacts, but these are not to a degree such that they are a reason for refusal in line with policy D DM1 of the ALP, and Policy KPNP 7 of the KNP.

The dwelling features a significant amount of glazing, allowing for prevalent views out of the property however, with the exception of the second floor front terrace, these are exclusively restricted to the front of rear elevations. No other side-facing openings/viewpoints are proposed. As such, incidental views toward neighbouring rear, private amenity spaces would remain long and oblique as expected of parallel residential plot layouts.

The proposed second floor roof terrace is large, would allow for the gathering of multiple persons, and provide side and forward facing views over and across the front amenity spaces of neighbouring plots and street. It is acknowledged that No. 52 currently benefits from a substantial front amenity space that has been enclosed and thus provides a relatively significant degree of privacy. Although on passing along the street, it is noted partial views were achievable into this space. Front amenity spaces are not typically regarded to be private amenity spaces and whilst the property currently enjoys privacy in this space, it also benefits from a designated rear private amenity space that would be preserved, and the forward amenity space being enclosed should not otherwise sterilise development that provides views over this space. Sideward views over this space would need to be achieved through a louvred circular opening which whilst would not prevent such views, would reduce the feeling of being overlooked in this space from an otherwise unobstructed terrace.

Views from the second-floor terrace do not provide direct visual access into any designated private amenity spaces and are generally outward toward the street. In being open on the eastern elevation however, there would remain potential for direct, close, and downward views into the higher level first-floor side window on the western elevation of No. 48 Coastal Road. It is thought that this window serves a habitable room in which privacy should not be unduly compromised and as such, a condition has been attached for details of screening to be submitted and approved prior to the first use of the second floor terrace. This is with the aim of preventing direct harmful views into this window and mitigating overlooking impacts overall.

Subject to condition, the proposal does not give rise to any unacceptably adverse overlooking impacts in

accordance with policies D DM1 of the ALP and Policy KPNP 7 of the KNP.

The proposal would not give rise to significantly adverse impacts by way of overbearing, overshadowing, or overlooking on neighbouring properties and as such, the proposal is in accordance with policies D DM1 of the ALP and KPNP 7 of the KNP.

SPACE STANDARDS
The gross internal floor space is greater than that of the minimum for a three-storey dwelling with this capacity and the proposed section drawing identifies substantially greater floor to ceiling heights than 2.3m throughout the habitable floors of the property. The dwelling also features a rear garden in excess of the standards identified by Section H of the Arun Design Guide.

The dwelling is therefore, compliant with policy D DM2 and Section H of the Arun Design Guide.

FLOOD RISK & SURFACE WATER DRAINAGE
The site is located in Flood Zone 1 and is not in an area of specific drainage concern. As such, the proposal does not require a Flood Risk Assessment or a specific drainage strategy. The existing site is largely covered by hardstanding and permeable surfacing has be adopted for the front driveway. In addition, green roofs and additional lawn and planting is proposed throughout the plot. Any soakaway/technical drainage requirements will be addressed at the Building Regulations stage.

The proposal is in accordance with policies W DM3 of the ALP.

TRANSPORT & PARKING
Policy T SP1 of the ALP seeks to ensure that development: provides safe access on to the highway network; contributes to highway improvements & promotes sustainable transport, including the use of low emission fuels, public transport improvements and the cycle, pedestrian, and bridleway network.

The front driveway currently features an 'in and out' driveway and the proposed would result in a single access point. Whilst different, this is not out of character with the locality and the access point would remain in approximately the same location as one of the existing vehicular access points. As this access point will remain in virtually the same location, it would not give rise to any unacceptable impact on highway safety.

The front driveway will allow for the parking of 3 No. vehicles. This is compliant with the Arun Parking Standards for this scale of property and the area.

Conditions securing cycle storage and parking spaces have been attached in line with relevant requirements.

The Arun Parking Standards and policy T SP1 require the provision of Electric Vehicle (EV) charging points. A condition has been attached to this decision to require the provision of charging points in accordance with the Arun Parking Standards SPD.

Subject to the relevant condition, the proposal is in compliant with Policy T SP1 of the ALP.

ENERGY EFFICIENY & CLIMATE CHANGE
Policy ECC SP2 requires all new residential and commercial development to be energy efficient and to demonstrate how they will achieve energy efficiency measures that reflect the current standards, use design and layout to promote energy efficiency, and incorporate decentralised, renewable, and low carbon energy supply systems such as solar panels. The inclusion of energy efficient materials such as double glazing is expected, and the roof of the dwelling has been illustrated to include the provision of

numerous solar panels. An Air Source Heat Pump (ASHP) has been eluded to within the submitted statements, thought this does not appear to be illustrated on the plans or identified in any further detail. Such an ASHP could be installed without the benefit of planning permission and so, it is expected any such installation would be undertaken outside of the application. To ensure that adequate decentralised, renewable, and low carbon energy supply systems are provided, a condition has been attached to this decision.

Subject to the relevant condition, the proposal is in accordance with relevant Development Plan policy ECC SP2 of the Arun Local Plan.

NATURAL ENVIRONMENT
Policy ENV DM5 of the ALP requires development to achieve a Biodiversity Net Gain and protect existing habitats on site.

Policy KPNP 4 of the KNP requires proposals to contribute positively to the quality of the natural environment, and in of relevance to this proposal, to not entail any loss of trees or hedgerow that contribute to local amenity.

The proposal site is an existing residential plot with no evidence of being a habitat for any protected species and little ecological value.

The proposal is a self-build dwelling but is not the main residence of the owners. As such, it does not meet the exemption criteria for statutory Biodiversity Net Gain as a self-build dwelling. The proposal has demonstrated that it will achieve an appropriate 10% Biodiversity Net Gain through the re-turfing of parts of the site, the use of green roofs and native planting. The submitted Preliminary Ecological Appraisal also identifies a series of biodiversity enhancement features that will be secured by way of condition. This includes the replacement of the existing non-native hedgerows to the southern and western boundary within the front amenity space with native hedgerows in similar locations. Whilst this would be a technical loss of hedgerow that contributes to local amenity, it would be replaced by more appropriate hedging in comparable locations.

The proposal is compliant with policy ENV DM5 of the ALP and KPNP 4 of the KNP.

SUMMARY
The proposal is compliant with relevant Development Plan policies and would not result in any material harm that would justify withholding planning permission. As such, it is recommended for approval subject to the following conditions and informatives.

HUMAN RIGHTS ACT

The Council in making a decision should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun District Council to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been specifically given to Article 8 (right to respect private and family life) and Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes unreasonably with any local residents' right to respect for their private and family life and home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for approval is considered to be a proportionate response to the submitted application based on the considerations set out in this

report.

DUTY UNDER THE EQUALITIES ACT 2010

Duty under the Equalities Act 2010

In assessing this proposal the following impacts have been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation).

The proposal would have a neutral impact on the protected characteristics.

CIL DETAILS

This application is CIL liable, therefore, developer contributions towards infrastructure will be required (dependent on any exemptions or relief that may apply).

RECOMMENDATION

APPROVE CONDITIONALLY

1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

2 The development hereby approved shall be carried out in accordance with the following approved plans:

Location Plan 344_p 001.
Proposed Site Plan 344_p 004b.
Proposed GF Plan 344_p 101a.
Proposed FF Plan 344_p 102.
Proposed SF Plan 344_p 103a.
Proposed Roof Plan 344_p 104a.
Proposed Section AA 344_p 201a.
Proposed Section BB 344_p 202.
Proposed Elevations 01 344_p 301a.
Proposed Elevations 02 344_p 302a.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Arun Local Plan policies D SP1 & D DM1.

3 No part of the development shall be first occupied until the car parking spaces have been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use and in accordance with Arun Local Plan policy T SP1.

4 No part of the development shall be first occupied until 2 No. secure cycle parking spaces have been provided on site. The spaces so provided shall be retained in perpetuity.

Reason: To provide alternative travel options to the use of the car in accordance with Arun Local Plan policy T SP1.

5 Prior to the first use of the second floor roof terrace hereby approved, details of screening to the eastern elevation of the terrace shall be submitted to and approved in writing by the Local Planning Authority. The details so approved shall be installed prior to the first use of the second floor roof terrace and shall be permanently retained thereafter.

Reason: To protect the amenities and privacy of the immediate neighbour dwelling to the east in accordance with Arun Local Plan policies D DM1 and QE SP1.

6 Prior to occupation of the dwelling, the applicant or developer shall provide the dwelling with an electric vehicle charge point in accordance with the council's standards as set out in its Parking Standards SPD. This requires that where a dwelling has a driveway or garage then one of those parking spaces shall be provided with a charging point, with ducting then being provided to all other spaces, where appropriate, to provide passive provision for these spaces to be upgraded in future. The individual charge points shall be in accordance with the technical requirements set out in Part S, section 6.2 of the Building Regulations 2010 (as amended). The electric vehicle charge points shall thereafter be retained and maintained in good working condition.

Reason: To mitigate against adverse impacts on local air quality and to promote sustainable travel, in accordance with Arun Local Plan policy QE DM3(c), the Arun Parking Standards SPD and the NPPF.

7 The approved development shall include energy efficiency measures that reflect the current standards applicable at the time of submission and decentralised, renewable or low carbon energy supply systems. Any physical features that are required as part of the works must be installed prior to the occupation of the building and shall be thereafter permanently maintained in good working condition.

Reason: In order to secure a reduction in the use of energy at the site in accordance with national planning policy and Arun Local Plan policy ECC SP2.

8 Prior to any development above damp-proof course (DPC) level, a Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within the submitted Ecological Impact Assessment, and thereby achieving a minimum +10% Biodiversity Net Gain in line with the Biodiversity Net Gain Statement and Biodiversity Gain Plan hereby approved (all prepared by LIZARD (dated: 20/06/24)), shall be submitted to and approved in writing by the Local Planning Authority.

The enhancement measures shall be implemented in accordance with the approved details prior to first occupation of any part of the development and all physical (non-planted) features shall be retained in that manner thereafter.

Reason: To enhance protected and priority species and habitats in accordance with Arun Local Plan policies ENV SP1 & ENV DM5, to allow the Local Planning Authority to discharge its duties under the NPPF 2023 and s40 of the Natural Environment and Rural Communities Act 2006 (Priority habitats & species), and to achieve a minimum 10% Biodiversity Net Gain in accordance with Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).

9 INFORMATIVE: The proposed development is subject to the statutory requirement of 10% Biodiversity Net Gain however, the site is wholly a private garden. Private gardens which have a low distinctiveness value are classed as 'non-significant enhancements'. Non-significant

enhancements are habitat enhancements whose loss will not significantly decrease the development's biodiversity value. They are required to be included within Biodiversity Net Gain metric calculations, but such enhancements do not normally require maintenance provisions and subsequently, Habitat Management and Monitoring Plans (HMMPs), legal agreements, and/or commitments to maintain them for 30 years are not necessary.